

JERSEY CITY

DEPARTMENT OF HOUSING, ECONOMIC DEVELOPMENT & COMMERCE
DIVISION OF CITY PLANNING



STEVEN M. FULOP, MAYOR
ANTHONY CRUZ, DIRECTOR

MARYANN BUCCI-CARTER, PP, AICP,
ACTING PLANNING DIRECTOR

October 5, 2016

Mayda Arrue
THE JERSEY JOURNAL
One Harmon Meadow Plaza
Secaucus, NJ 07094

Dear Ms. Arrue:

Enclosed please find a Legal Notice for the Jersey City Department of Housing & Economic Development and Commerce. Please have this ad run in the Tuesday October 11, 2016 edition of your newspaper.

After publication, please prepare an Affidavit of Publication and send it to the attention of:

City of Jersey City
Department of Housing & Economic Development and Commerce
30 Montgomery Street, 14th Floor, Suite #1400
Jersey City, NJ 07302
Attn: Liquan Narine

This notice should be billed to the Jersey City Department of Housing & Economic Development and Commerce, Account Number 7947. If you have any questions, please contact me at 201-547-5010.

Sincerely,

Matt Ward,
Secretary, Jersey City Planning Board
Division of City Planning

c: Mayor's Office
File
Enclosures

**JERSEY CITY PLANNING BOARD
PUBLIC NOTICE
REGULAR MEETING**

Please take notice the Planning Board took the following action at the regular Meeting of October 4th, 2016.

1. Call to Order
2. Sunshine Announcement
3. Roll Call
4. Swear in Staff
5. Correspondence
6. Old Business:

7. Case: P16-061 Preliminary and Major Final Site Plan
Applicant: Tovaste Cornell, LLC
Review Planner: Matt Ward
Attorney: Charles J. Harrington III, Esq.
Address: 37-39 Cornelison Avenue
Block: 17102 Lot: 15 & 16
Zone: Morris Canal
Description: Construction of a 5-story residential building with 37 dwelling units and 37 parking spaces.
Decision: Approved

8. Case: P16-057 Preliminary and Final Major Subdivision
Applicant: Morris Canal Incentives Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington III, Esq.
Address: 100 Monitor Street
Block: 15802 Lot: 1, 2, 38, 39, 40 & 41
Zone: Morris Canal
Description: Consolidating lots to create 2 lots, one of which will be dedicated as a right-of-way.
Decision: Approved

9. Case: P16-058 Preliminary and Major Final Site Plan
Applicant: Morris Canal Incentives Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Charles J. Harrington III, Esq.
Address: 100 Monitor Street
Block: 15802 Lot: 1, 2, 38, 39, 40 & 41
Zone: Morris Canal
Description: A mixed-use five-story building with 308 dwelling units, 2,980 square feet of ground floor commercial, 8,000 square foot office, 85 parking spaces and improvements to a proposed right-of-way with on-street parking.
Decision: Approved

10. New Business:

11. Review and discussion of amendments to the Grand Jersey Redevelopment Plan regarding the creation of a new Parks District and CSO mitigation plan. **Carried to date uncertain**

12. Review and discussion of amendments to the Jersey City Zoning map regarding the addition of a Restaurant Overlay Zone in Neighborhood Commercial and Commercial/Automotive districts along West Side Avenue. **Approved and recommended to City Council for adoption**

13. Review and discussion of amendments to the Morris Canal Redevelopment Plan regarding the Mixed Use Zones. This amendment includes provisions for required ground floor retail, an affordable housing bonus, and parking requirements. **Approved and recommended to City Council for adoption**

14. Case: P16-042.1 Preliminary & Final Site Plan Amendment with Deviations
Applicant: 2 Shore Drive
Review Planner: Barkha R Patel
Attorney: Lisa A. John-Basta
Address: 2 Shore Lane
Block: 7302 Lot: 11
Zone: Newport Redevelopment Area
Description: Changing location and number of bicycle racks, bedroom mix, length of drop-off lane, rooftop landscaping, and adding refuse containers in the receptacle area
Deviation: Outdoor bicycle racks
Decision: Approved with conditions

(Continued on next page)

15. Case: P16-063 Minor Subdivision
Applicant: Myneni Homes, LLC
Review Planner: Barkha R Patel
Attorney: Eugene P. O'Connell
Address: 265-267 Danforth Avenue
Block: 28001 Lot: 15
Zone: R-1
Description: Dividing one 50 x 115.64 ft. lot into two lots each 25 x 115.64 ft.
Decision: Approved
16. Case: P16-050 Preliminary and Final Major Site Plan with Deviations
Applicant: Nicholas Babalis
Review Planner: Jeff Wenger, PP, AICP
Attorney: Rita McKenna
Address: 19 Perrine Avenue
Block: 10803 Lot: 2, 3, & 4
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 6 story residential building with 54 units.
Deviation: Front yard setback.
Carried to December 6, 2016 meeting
17. Case: P16-071 Minor Site Plan
Applicant: RGH JC 435 LLC
Review Planner: Kate Lawrence
Attorney: Brian Hannon
Address: 435 Palisade Avenue
Block: 3902 Lot: 26
Zone: R-2
Description: 3-story mixed-use building with ground floor commercial retail and four (4) apartments above (two each on the second and third floors).
Decision: Approved with conditions
18. Case: P16-048 Preliminary and Final Major Site Plan with Deviations
Applicant: 184 Morgan Street Associates Urban Renewal, LLC
Review Planner: Matt Ward, PP, AICP
Attorney: Marjorie M. Mocco, Esq.
Address: 331 Marin Boulevard
Block: 11507 Lot: 8-22
Zone: Morgan Grove Marin Redevelopment Plan
Description: A mixed-use high rise building with 448 dwelling units, 5,110 square feet of ground floor commercial, 6,470 square foot theater, and a valet parking garage with 116 spaces
Deviation: Maximum utility room frontage and required building setback
Carried to October 18, 2016 meeting with preservation of notice
19. Case: P15-060 Preliminary and Final Major Site Plan with variances
Applicant: BCB Community Bank
Review Planner: Matt Ward
Attorney: Francis Regan
Address: 429-437 Bergen Avenue
Block: 19401 Lot: 18, 19.01-19.04
Zone: R-3
Description: A mixed-use 5-story building with 72 dwelling units, 2,150 square feet of ground floor commercial, and 50 off-street parking spaces.
Variances: Side yard setback, rear yard setback, and height of garage wall.
Decision: Approved with conditions
20. Case: P16-072 Preliminary and Final Major Site Plan with Deviations
Applicant: 87 Newkirk Holding Company Urban Renewal, LLC
Review Planner: Jeff Wenger
Attorney: Charles Harrington, Esq.
Address: 87 Newkirk Street aka 97 Newkirk Street
Block: 12204 Lot: 12
Zone: Journal Square 2060 Redevelopment Plan
Description: Construction of new 14 story mixed use building with 112 residential units, ground floor and basement retail space
Deviations: Minimum rear, side and side yard and step-back, minimum recreation area, first floor minimum ceiling height, height of roof structure.
Decision: Approved

(Continued on next page)

21. Case: P15-073.1 Preliminary and Final Major Site Plan Amendment with Deviations
Applicant: Rescore Montgomery LLC
Review Planner: Jeff Wenger
Attorney: Eugene Paolino
Address: 711 Montgomery Street
Block: 15004 Lot: 15&31
Zone: McGinley Square East Redevelopment Plan
Description: Reduction of unit count from 304 to 299, increase in retail space from 3,755 to 5,077sf, and minor changes to site plan design.
Deviations: Maximum area of roof enclosure, minimum retail depth.
Carried to October 18, 2016 meeting
22. Certification of three (3) Artists Approved by the Artist Certification Board meeting of September 15, 2016:
1. Debra Murray - **Approved**
2. Ana Benaroya - **Approved**
3. Lucy Rovetto - **Approved**
23. Case: P16-068 Preliminary and Final Major Site Plan Amendment with Deviations
Applicant: Hudson View Partners LLC
Review Planner: Jeff Wenger
Attorney: Eugene O'Connell
Address: 37-47 High Street
Block: 10802 Lot: 11 - 15
Zone: Journal Square 2060 Redevelopment Plan
Description: New 6 story building with 85 residential units, 1,310sf of retail, and 8 parking spaces.
Deviations: Side yard setback.
Carried to November 15, 2016 meeting
24. Memorialized the following resolutions available for review at the Division of City Planning at 30 Montgomery Street, Suite 1400, 14th Floor, JC, NJ
1. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Subdivision # P16-057 submitted by Morris Canal Incentives Urban Renewal, LLC (100 Monitor St.)
2. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan # P16-058, submitted by Morris Canal Incentives Urban Renewal , LLC (100 Monitor St.)
3. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan # P16-031, submitted by Rammarayana Properties, LLC (307 Pine St., & 326-328 Johnston Ave.)
4. Resolution of the Planning Board of the City of Jersey City Approving two 1 Year Extensions of Interim use #P16-052, submitted by Liberty Stone and Aggregates, LLC (506 Caven Point Rd.)
5. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan #P16- 069, submitted by Pathside, LLC c/o Panepinto Properties (501 Summit Ave.)
6. Resolution of the Planning Board of the City of Jersey City Approving Preliminary/Final Major Site Plan #P16-061, submitted by Tovaste Cornell, LLC (37-39 Cornelison Ave.)
7. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan #P16-064, submitted by T-Mobile Northeast, LLC (8 Columbus Dr.)
8. Resolution of the Planning Board of the City of Jersey City Approving Minor Site Plan #P16-065, submitted by T-Mobile Northeast, LLC (71 Claremont Ave.)
25. Executive Session.

CHRISTOPHER LANGSTON, CHAIRMAN, PLANNING BOARD